

Subject: Re: Alley Improvements in Westchester
From: John Sapone <john.sapone@lacity.org>
Date: 06/09/2012 11:50 AM
To: Andy Loos <Andy@hbdrollinger.com>
CC: Steve Nutter <steve.nutter@lacity.org>, Karen Dial <KDial@hbdrollinger.com>, Cody Koopmann <Cody@hbdrollinger.com>, Miki Payne <Miki@hbdrollinger.com>, duckworth.donald@gmail.com

Hello Mr. Loos,

We did complete the cost estimate based on the "Personal City Services & Repair Program". The estimate included removing and replacing damaged areas and applying a 2" wearing surface to the alley. The estimated cost is just over \$57,000. This work was estimated to be done on overtime during a weekend.

Let me know if you have any questions.

John

On Thu, May 10, 2012 at 9:40 AM, Andy Loos <Andy@hbdrollinger.com> wrote:

Steve & John: On behalf of Drollinger properties I want to thank you for your time in coming to our area to review the conditions of the alley in our Westchester commercial district.

As Steve pointed out, the alley really serves as the entrance to the commercial properties because customers enter the businesses from the alley-side of the properties.

I appreciate the perspective that John gave us that the alley is considered "unimproved" and as such is a very low priority for funding from the general fund.

As the first stage of our three-part strategy, his willingness to do immediate patching of the larger holes will be welcomed by our Business Improvement District members.

The second part of our efforts is John's offer for the City to provide a cost estimate to grind down the top layer of asphalt and replace it with a new overlay. This will allow me to approach our Business Improvement District for the funds to implement the much-needed work that will ensure the safety of the businesses adjacent to the alley. I am confident that if the costs are reasonable we will be able to make it work.

We also discussed that the City staff will provide any engineering and permits for the work as part of this public-private partnership.

In the third part of our discussion John pointed out that one of the main culprits for asphalt degeneration is water and I will discuss this with the Board of Directors of the BID in an effort to curtail the amount of water draining into the alley in the future. I think that property owners will see that there is a cost to them when they do not monitor the activities of their tenants and this may give all of us some incentive to do a better job of preserving the infrastructure that we ultimately pay for.

We didn't discuss any timeframes for the first two items which fall into John's purview as I think he said he needed to have some discussions with staff in order to come up with a plan. I'll await your response John.

Thank you both for your time and I think that with your help we can make a real difference to the Westchester community.

Andy Loos

H.B. Drollinger Co.
8929 S. Sepulveda Blvd. #130
Los Angeles, CA 90045

Tel: [310-417-8048](tel:310-417-8048)
Fax: [310-417-8029](tel:310-417-8029)
Cell: [206-200-0675](tel:206-200-0675)
andy@hbdrollinger.com

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John Sapone, Jr.
Acting Division Manager
Street Maintenance Division
1149 S. Broadway, 4th Floor
Los Angeles, CA 90015
Tel: [\(213\) 847-2999](tel:(213)847-2999)
FAX: [\(213\) 847-3028](tel:(213)847-3028)